



ఆంధ్రప్రదేశ్ రాజపత్రము  
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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)**

**APCRDA-** CONFIRMATION OF DRAFT VARIATION OF NIDAMANURU ZONAL DEVELOPMENT PLAN- NIDAMANURU VILLAGE, VIJAYAWADA RURAL MANDAL, NTR DISTRICT NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO.3362, AMARAVATI, DT. 23/12/2023 (G-3554)

**FILE.NO: MAU61-PLG00TH/04/2023:** Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms No. 244 Dt: 27/04/2000. The request for Change of land use from Public Open Space Use to Residential Use in R.S. no. 133/4(A)p of Nidamanuru village, Vijayawada Rural Mandal, NTR District to an extent 2800.96 Sq.mts was approved by **Executive Committee of APCRDA on 18/12/2023** vide resolution no.200/2023-2.

After approval of the above said change of land use, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no. 3362, Amaravati, Dt. 23/12/2023 (G-3554) and also in Prajasakti Telugu daily news paper & Times of India English daily news paper on 23.12.2023 and the objections received by APCRDA within fifteen days from the date of publication in AP Gazette i.e.,06/01/2024. No Objections/ Suggestions were received during the above said period and the matter was put up before Executive Committee of APCRDA on 23/01/2024 for approval of

said change of land use and the same was approved by the Executive Committee vide resolution no. 203/2024-2.

Hence, notice is hereby given that modifications made to the Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms No. 244 Dt: 27/04/2000 as said above are notified under section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

### **APPENDIX** **NOTIFICATION**

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms No. 244 Dt: 27/04/2000 and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No. 3362, Amaravati, Dt. 23/12/2023 (G-3554).

### **VARIATION**

The site measuring to an extent of 2800.96 Sq.mt falls in R.S. no. 133/4(A)p of Nidamanuru village, Vijayawada Rural Mandal, NTR District with the following schedule of boundaries, which was earmarked for Public Open Space Use in the Nidamanuru Zonal Development Plan sanctioned vide G.O.Ms No. 244 Dt: 27/04/2000 is now proposed to be designated for Residential Use. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site [www.crda.ap.gov.in](http://www.crda.ap.gov.in) subject to the following conditions:

1. The owners /applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. The Road affected portion shall be handed over to competent authority on free of Cost through registered gift deed as and when required.
5. Compliance of building/layout rules at the time of development permission.
6. Buffer for field channel to be maintained on south side of Bit B at plot 15 as per building rules.

7. Competent authority shall ensure that the provisions mentioned in the Andhra Pradesh Agriculture Land (Conversion for Non-Agricultural Purpose) Act-2006 is adhered to.
8. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

### **SCHEDULE OF BOUNDARIES**

The schedule for the site under reference in R.S. No. 133/4A(P) of Nidamanuru village, Vijayawada Rural Mandal, NTR District for an extent of 2800.96 Sq.mt(BIT A and BIT B) is given below:

The schedule of boundaries for Bit A is

North: Existing Donka road in RS No. 133(P) to be widened to 60 ft wide road as per Nidamanuru ZDP

South: RS No. 133P existing buildings in Nidamanuru village

East: RS No. 148P- Existing Agricultural lands and proposed open space as per Nidamanuru ZDP.

West: Existing 60 ft road which is proposed 60ft road as per Nidamanuru ZDP in RS No. 133(P) of Nidamanuru village

The schedule of boundaries for Bit B is

North: RS No. 133P existing buildings in Nidamanuru village

South: Field Channel in RS NO. 134/2A in Nidamanuru village

East: RS No. 148P - Existing Agricultural lands and proposed open space as per Nidamanuru ZDP.

West: Existing 60 ft road which is proposed 60ft road as per Nidamanuru ZDP in RS No. 133(P) of Nidamanuru village

Sd/-  
Commissioner,  
APCRDA.